

North Four Corners Local Park -- No. 078706

Category M-NCPPC
Agency M-NCPPC
Planning Area Kemp Mill-Four Corners
Relocation Impact None.

Date Last Modified
Previous PDF Page Number
Required Adequate Public Facility

May 18, 2006
NONE
NO

EXPENDITURE SCHEDULE (\$000)

Cost Element	Total	Thru FY05	Est. FY06	Total 6 Years	FY07	FY08	FY09	FY10	FY11	FY12	Beyond 6 Years
Planning, Design and Supervision	1,377	0	0	474	0	0	0	0	0	474	903
Land											
Site Improvements and Utilities	4,745	0	0	0	0	0	0	0	0	0	4,745
Construction	0	0	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0	0	0
Total	6,122	0	0	474	0	0	0	0	0	474	5,648

FUNDING SCHEDULE (\$000)

Program Open Space	3,737	0	0	0	0	0	0	0	0	0	3,737
Park and Planning Bonds	2,385	0	0	474	0	0	0	0	0	474	1,911

ANNUAL OPERATING BUDGET IMPACT (\$000)

DESCRIPTION

North Four Corners Local Park is a 13.9-acre park located near the commercial node of Four Corners in Silver Spring. The approved facility plan for this project provides improvements to the new, undeveloped six-acre park tract including the following: rectangular sports field, 50 space parking area with vehicular access from University Boulevard, a playground, a Class I bikeway from University Boulevard to Southwood Avenue, paved loop walkways, a plaza with seating areas and amenities, portable toilets, fencing, landscaping, and storm water management facilities. The existing 7.9-acre park area will be renovated to provide additional parking, renovation of an existing field, trail connections, underground stormwater management facilities, landscaping and other minor improvements. Design will begin FY12 and construction follows beyond the six-year CIP.

JUSTIFICATION

The Four Corners Master Plan, approved December 1996, recommended acquisition of the six-acre park property and expansion of this park for the purpose of providing additional active recreation facilities in the down-county area. The Montgomery County Planning Board approved the park facility plan on September 22, 2005. The 2005 Draft Land Preservation, Parks and Recreation Plan (LPPRP) estimates a need for more than 10 additional soccer fields in the Silver Spring/Takoma Park Team Area. This park is one of a very few vacant areas suitable for field construction and will provide an essential new soccer field for this area.

Plans and Studies

Four Corners Master Plan, approved and adopted in December 1996. Parks, Recreation and Open Space (PROS) Master Plan approved by the Montgomery County Planning Board in July, 1998. 2005 Draft Land Preservation, Parks, and Recreation Plan (LPPRP). Countywide Bikeways Functional Master Plan, approved and adopted in February 2005. Park facility plan approved by Montgomery County Planning Board on September 22, 2005. A review of impacts to pedestrians, bicycles and ADA requirements (Americans with Disabilities Act of 1991) will be performed and addressed by this project. Traffic signals, streetlights, crosswalks, bus stops, ADA ramps, bikeways, and other pertinent issues will be considered in the design of the project to ensure pedestrian safety.

Cost Change

Not applicable.

STATUS

Final design stage.

OTHER

The Facility Planning Local PDF includes \$30,000 in FY07 to study alternatives to the facility plan approved by the Planning Board on September 22, 2005. The result of the analysis and alternative options will be presented to the County Council for review as part of the FY09-FY14 CIP. These options will include one or two soccer fields and alternative non-soccer uses for the site of the existing field and the proposed new field. Costs of each option should be included in the analysis. In addition, M-NCPPC should present detailed information about the shortage of fields in this area and an assessment of other opportunities to meet this shortage.

APPROPRIATION AND EXPENDITURE DATA

Date First Appropriation	FY07	(\$000)
Initial Cost Estimate		0
First Cost Estimate		
Current Scope	FY07	6,122
Last FY's Cost Estimate		0
Present Cost Estimate		6,122
Appropriation Request	FY07	0
Appropriation Req. Est.	FY08	0
Supplemental Appropriation Request	FY06	0
Transfer		0
Cumulative Appropriation		0
Expenditures/Encumbrances		0
Unencumbered Balance		0
Partial Closeout Thru	FY04	0
New Partial Closeout	FY05	0
Total Partial Closeout		0

COORDINATION

